

**Grass Lawn Neighborhood
Alternatives and Preliminary Recommendations**

Residential Architectural, Site and Landscape Design Standards

Issue:	Should residential design standards be applied to new residential single-family construction in the Grass Lawn neighborhood?
Description/ Background: <u>What are residential architectural and landscaping design standards?</u> In this case, residential, architectural, and design standards are regulations or criteria that city staff consider when reviewing new development projects. Each regulation has a clear intent, design criteria, and illustration. There is also an option for the developer to propose another method that meets the intent of the regulation. So, there is some flexibility built in.	Background The CAC has expressed interest in considering requiring design standards for new residential single-family construction in the Grass Lawn neighborhood. The CAC has already given direction to recommend design standards for future Cottage Housing Developments in Grass Lawn and is now having discussions about requiring them for duplexes and triplexes in the neighborhood. The City has existing design standards for new multifamily, commercial, and business park developments. However, the only neighborhood in the City that requires residential design standards for new construction is the Willows/Rose Hill (WRH) neighborhood. The WRH CAC decided to recommend design standards to the City Council because they were very concerned about the look and feel of new development in their neighborhood, especially where it is in close proximity to existing homes. The CAC reviewed new developments surrounding their neighborhood and concluded that many of the homes looked almost exactly alike (cookie cutter homes) in terms of color, design, or garage placement. Acknowledging the large supply in the neighborhood of the “same type” of home styles, they wanted newer developments to provide some variety in look and feel and believed this variety of homes would blend in better with the existing housing stock in their neighborhood. The CAC also wanted new homes to be more active and engaging along the street via porches or other entry features (something not provided by many of the newer recent home developments). The CAC felt active and more engaging streetscapes were more attractive and reflective of the type of community they already had where “neighbors look out for each other.” Requiring design standards and the ability to have some influence on what new homes would look and feel like was one step toward making new development in the neighborhood more palatable to the WRH neighborhood. The purpose of the WRH regulations are found in the following WRH neighborhood policies: <ul style="list-style-type: none">• <u>N-WR-G-2</u>: Single-family dwellings shall be designed to maintain visual interest and compatibility with the neighborhood’s character. New residential developments shall provide a variety of home designs;

<p>Please see existing <u>residential architectural, and landscaping design standards</u>: See ordinance #2126 pg. 7-22 previously provided to you.</p> <p><u>What is a Planned Residential Development (PRD)?</u> The primary purpose of a PRD is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and</p>	<p>sizes, types, and site design features such as setbacks or lot sizes to maintain variety and visual interest, to avoid repetitive style, and to avoid a bulky and massive appearance.</p> <ul style="list-style-type: none"> • <u>N-WR-G-3</u>: Single-family dwellings shall be designed to have living space as the dominant feature of the street elevation to encourage visually appealing streetscapes that include vegetation and to bring living space toward the front street. Garages shall not be the dominant feature of the street elevation. • <u>NWR-G-4</u>: Residential design policies and regulations for the neighborhood shall be reviewed by Redmond, affected parties such as developers and a representative neighborhood group within one year after implementation and new development, and annually thereafter as necessary to evaluate effectiveness and identify needed changes. <p>Description</p> <p>Grass Lawn is a different neighborhood than WRH with different characteristics. However, an important question for the Grass Lawn CAC to consider in determining whether they want design standards for new residential single-family homes is: “How sensitive do I want new development to be on the remaining vacant or re-developable land in my neighborhood?” The Grass Lawn CAC could decide to adopt similar policies for Grass Lawn as noted above with associated residential architectural, and landscaping design standards (regulations). See summary of intent of existing regulations below:</p> <ul style="list-style-type: none"> • Variety and Visual Interest in Building and Site Design • Building Orientation • Building Character, Proportionality and Massing (<i>tailored for Willows/Rose Hill</i>) • Landscaping (<i>partially tailored for Willows/Rose Hill</i>) • Fences (<i>tailored for Willows/Rose Hill</i>) <p>When the City reviews single-family residential developments called Planned Residential Developments (PRD) they consider the criteria noted above for variety and visual interest in building and site design, building orientation, and some of the landscaping criteria. The other topics are specifically tailored for Willows/Rose Hill and their unique land use patterns including many existing small homes on large lots. The CAC may want to consider adopting the residential, architectural, and landscaping design standards that are not tailored for Willows/Rose Hill.</p>
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<p>development standards. A PRD allows for innovations and special features in site development, including the location and type of structures, the conservation of natural features, allowances for housing serving a range of incomes, the conservation of energy, and the efficient use of open space.</p>	<p>Applicability</p> <p>The existing Willows/Rose Hill residential design standards apply to applications for new attached and detached single-family development, and expansions to single-family attached detached dwellings in the Willows/Rose Hill neighborhood. There are some exceptions for additions. Please see existing residential architectural, and landscaping design standards ordinance #2126 pg. 7-22 previously provided to you for more details.</p>
<p>Alternatives:</p>	<ol style="list-style-type: none"> 1) <u>Require residential, architectural, site and landscaping design standards for new construction in the Grass Lawn neighborhood appropriate for Grass Lawn.</u> Adopt the City's existing residential, architectural, site and landscaping design standards except for the ones that apply to Willows/Rose Hill and create associated supporting policies. 2) <u>Require residential, architectural, site and landscaping design standards for new construction in the Grass Lawn neighborhood.</u> Adopt the City's existing residential, architectural, site and landscaping design standards including those that apply to Willows/Rose Hill and create associated supporting policies. 3) <u>Do not require residential, architectural, site and landscaping design standards for new construction in the Grass Lawn neighborhood.</u> Do not adopt the City's existing residential, architectural, site and landscaping design standards or policies encouraging cottages in the neighborhood.
<p>Preliminary Staff Recommendation:</p>	<p>Staff recommends Alternative 1. Residential, architectural, site and landscaping designs standards appropriate to the Grass Lawn neighborhood can help ensure variety in new development and better blend new with existing neighborhood homes.</p>